

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING--April 14, 1965

Appeal #8129 Willis Cox, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on April 20, 1965:

ORDERED:

That the appeal for a variance from the provisions of paragraph 7204.1 of the Zoning Regulations to permit two automobile parking spaces less than 9 x 19 feet in size at 1821 Kalorama Road, N.W., lot 29, square 2552, be granted for the following reasons:

(1) From the records and the evidence adduced at the hearing, the Board finds that appellant has proven a hardship within the meaning of Section 8207.11 of the Zoning Regulations.

(2) Appellant finds that he is unable to provide the two required parking spaces, which are mandatory in increasing the number of apartments in this building, of the size required by the regulations. This is brought about by the fact that the lot is only 19.16 feet wide which makes each of the parking spaces 8.58 feet in width in lieu of the 9 feet required by Section 7204.1 of the Zoning Regulations.

(3) The Board further finds that these two spaces located at the rear of the property on a fifteen foot public alley are of adequate size to provide this required parking.

(4) There was no objection to the granting of this appeal registered at the public hearing.

(5) We are further of the opinion that this relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan, and that a denial of the appeal would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner.